

Legal Description: (From the Land Description Verification dated June 9, 2017)

All that certain tract or parcel of land lying and being in Middlebury Township of Addison County in the State of Vermont, situated on the east side of U.S. Route 7 about two (2) miles south of Middlebury Village and being the northwest portion of a 43 acre tract formerly of the Foster Brothers:

Being the same lands conveyed to the United States of America by Benjamin T. Foster and wife Lois R. Foster; Howard C. Foster and wife Helen R. Foster; George W. Foster and wife Jean H. Foster and Luella A. Chaffee, hereinafter referred to as the Foster Brothers, by warranty deed dated 12 December 1958 and recorded 15 January 1959 in Deed Book 56, page 292 of the Middlebury Town Land Records, more particularly described as follows:

All bearings in this description are based on the true north meridian; all corner accessory bearings are taken from field compass readings, adjusted to the true north meridian:

All diameters of monuments are expressed in terms of outside diameter (O.D.):

All newly established bearing trees, unless otherwise noted, have been marked as follows:

1. Side-center nail for horizontal measurement to corner using steel tape
2. A blaze at face height with two up-swept hack marks below and one above said blaze
3. A blaze at the base, scribed "BT" and
4. A posted aluminum bearing tree tag

All previously established bearing trees are posted with a bearing tree tag and side-center nail:

Measurements provided in chains are taken from said warranty deed of the Foster Brothers to the United States of America, and from 1958 survey by W.W. Taylor; measurements provided in feet are taken from field work performed in August 2012 by Larry Walter, LS and student trainee, Jared Serpico; corner cards on file at the Green Mountain National Forest Supervisor's Office in Rutland, Vermont:

BEGINNING at CORNER 1, common to the Town of Middlebury and the east right-of-way line of U.S. Route 7, 1.21 chains distant at right angle from the centerline thereof, unmonumented; from said Corner 1 is the following:

1. A brass-capped iron pipe stamped "WITNESS CORNER 1-869 TRUE COR BRS N31- 42W 0.153CH 1968", bears S31°42'E, 0.153 chain distant and on line between corners 1 and 4; said Witness Corner is 4" above grade, alongside and S45°E of a Vermont Agency of Transportation (VTrans) 4" x 4" x 6" above grade concrete post with a partially chipped off top and the letters "VT HD" cast into the same; a 6' orange fiberglass post with "Land Survey Marker" sticker stands along the northwest side of the VTrans monument; from said Witness Corner 1 are the following bearing objects:
 - a) 10" Red Oak bears S18 E, 35.0 feet

- b) Remains of Butts' 1961 record 14" White Pine, now a 26"-34" diameter stump, bears S42° E, 7.6 feet
- c) Top of northeasterly corner of U.S. Forest Service stone and mortar sign monument bears S47°W, 19.7 feet

THENCE with said Town of Middlebury, South 87°13' East, along an old wire fence, 8.042 chains to CORNER 2, common to said town and to Foster Brothers Farm, Inc., in a saddle of a ridge between the west end of a stone wall and 80 links east of rocky ridge, a 3" diameter concrete post with 3" brass cap, stamped "869 COR 2 1958", 4" above grade; said corner falls on level ground at the bottom of a naturally formed, shallow ravine which bears S20°E and

N20° W; from said Corner 2 are the following existing bearing trees:

- a) 12" Shagbark Hickory bears S43°E, 1.6 feet, with healed blazes
- b) 12" Shagbark Hickory bears S19°W, 16.7 feet, with healed blazes
- c) Base of 6" Ironwood bears S57°W, 26.8 feet

THENCE with said Foster Brothers Farm, Inc., in part, and in part with Addison County Solid Waste, through said former 43 acre Foster Brothers tract, South 01°35' West, 5.571 chains to CORNER 3, a brass-capped iron pipe stamped "3-869 1988 LS566", 3" below top of a 3' x 1.5' high mound of stones on a gentle southwest slope; a 6' orange fiberglass post with "Land Survey Marker" sticker bears N75°E, 0.9 feet; from said Corner 3 are the following bearing trees:

- a) 8" Sugar Maple snag bears N48°W, 15.2 feet
- b) 9" Shagbark Hickory bears N02° W, 27.6 feet
- c) 9" Hophornbeam bears S69°W, 19.4 feet

THENCE with said Addison County Solid Waste, South 55° 07' West, 3.594 chains to CORNER 4, common to said Addison County Solid Waste and the east right-of-way line of U.S. Route 7, 1.21 chains distant at right angle from the centerline thereof, a 3" diameter concrete post with 3" brass cap, stamped "869 COR 4 1958", 2.5' below grade on the steep southerly fill slope of the south driveway; from said Corner 4 are the following bearing objects:

- a) 11" stump remains of 1958 record Elm bears N27°E, 47.7 feet
- b) 4" well-casing southerly steel post of entrance gate bears N88°W, 20.6 feet

THENCE with the east right-of-way line of said U.S. Route 7, 1.21 chains distant from and parallel to the centerline thereof, North 31° 42' West, 9.398 chains to CORNER 1, the POINT OF THE BEGINNING.

CONTAINING 3.9 acres, be the same, more or less.

The property was acquired from Benjamin T. and Lois R. Foster, George W. and Jean H. Foster, Howard C. and Helen R. Foster, and Luella A. Chaffee on December 12, 1958, under the authority of the Act of March 3, 1925, as amended by the Act of April 24, 1950